IN OR 2405/805

HD HOLDINGS GROUP LLC
514 MIDWAY ST
NEPTUNE BEACH, FL 32266

2023

51-3N-27-0000-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

850905 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	227,520
TOTAL MARKET VALUE	227,520
SOH/AGL Deduction	0
ASSESSED VALUE	227,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,520
TOTAL JUST VALUE	227,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991641	REPAIR/RRF	4,300	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0805	10/30/2020	WD	Q	V	01	270,000
GRANTOR: MORRIS ROSARIO E						
GRANTEE: HD HOLDINGS GROUP L						
2149/0640	9/06/2017	DG	U	V	11	100
GRANTOR: MORRIS GEORGE B & ROS						
GRANTEE: MORRIS ROSARIO E						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	56,880.00	SF		1.00	1.00	1.00	4.00	4.00	227,520							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 227,520 Market: 0 Agricultural: 0 Common: 227,520 PRINTED 08/02/2023 BY SYS